LOT 18
HIGHLAND HILLS PB 6/231

KRANTZ HARRISON L/MERRITT CARREENA K
596 AMELIA CIR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1383-0018-0000

BUILDING CHARACTERISTICS

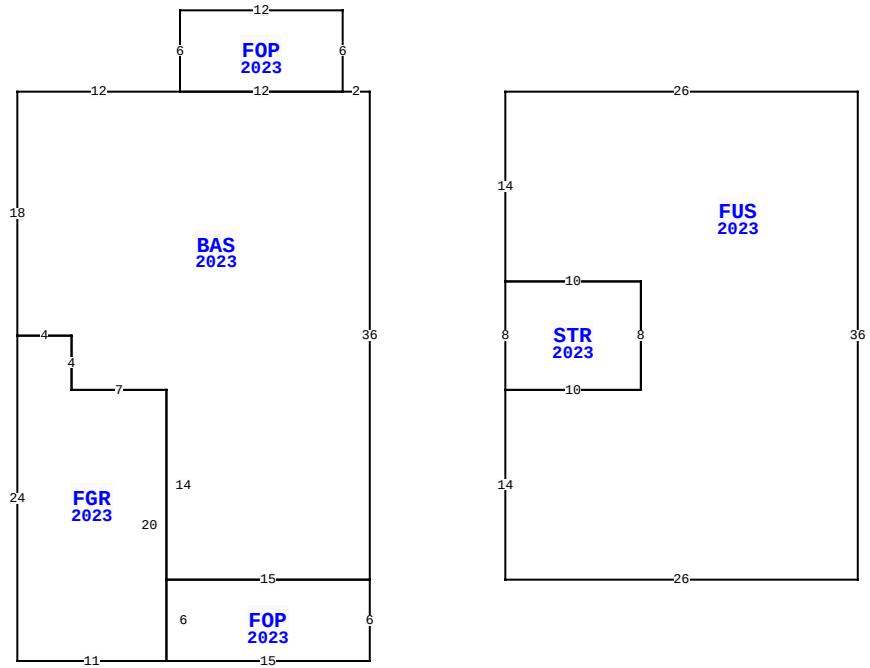
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	766	100	2023	766	109,507
FGR	236	55	2023	130	18,585
FOP	72	30	2023	22	3,145
FOP	90	30	2023	27	3,860
FUS	856	100	2023	856	122,374
STR	80	10	2023	8	1,144
TOTALS	2,100			1,809	258,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,809	108.3000	142.96	258,615	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1622 HX Base Yr



596 AMELIA CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	258,615
TOTAL MARKET OB/XF VALUE	8,333
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	491,948
SOH/AGL Deduction	1,132
ASSESSED VALUE	490,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	490,816
TOTAL JUST VALUE	491,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	446,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222411			04/11/2023
20222411		0	09/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2769/1036	2/21/2025	WD	Q	I	02	550,000
GRANTOR: CAPTAIN RICKY REAL ES						
GRANTEE: KRANTZ HARRISON L						
2558/0324	4/22/2022	WD	Q	V	01	174,000
GRANTOR: GIFFIN KATHLEEN W & J						
GRANTEE: CAPTAIN RICKY REAL						

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0	879.00	SF	6.50	6.50	100	2024	2023		100	5,714	
2	1242	WD DECK A	1	0	0	0	270.00	SF	10.00	10.00	100	2024	2023		97	2,619	

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=90,10] E26 S36 W26 N14 E10 N8 W10 N14 $
BAS=[YR=2023;ORIG=80,10] W2 W12 W12 S18 E4 S4 E7 S14 E15 N36 $
FGR=[YR=2023;ORIG=58,28] W4 S24 E11 N20 W7 N4 $
FOP=[YR=2023;ORIG=65,46] E15 S6 W15 N6 $
STR=[YR=2023;ORIG=90,24] E10 S8 W10 N8 $
FOP=[YR=2023;ORIG=66,4] E12 S6 W12 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,333

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 07/18/2023 BY TW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS